

152.0

0009

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

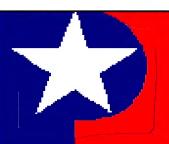
730,100 / 730,100

USE VALUE:

730,100 / 730,100

ASSESSED:

730,100 / 730,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
9		PERKINS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MARA KELLY C	
Owner 2:	
Owner 3:	
Street 1: 9 PERKINS ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: FUREY MARY R/ ESTATE -	
Owner 2: -	
Street 1: 9 PERKINS ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Aluminum Exterior and 1694 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	2	Above Stree
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
%	Infl 2
%	Infl 3
Appraised Value	Alt Class
Alt Class	%
Spec Land	J Code
Fact	Use Value
Notes	

101	One Family	6855	Sq. Ft.	Site	0	80.	0.73	9	Topo	-20		400,415		400,400
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6855.000	329,700		400,400	730,100		101222
Total Card	0.157	329,700		400,400	730,100	Entered Lot Size	GIS Ref
Total Parcel	0.157	329,700		400,400	730,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	430.99	/Parcel: 430.99	Land Unit Type:	Insp Date
							04/27/18

PREVIOUS ASSESSMENT								Parcel ID	152.0-0009-0004.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	101	FV	329,700	0	6,855.	400,400	730,100		Date
2021	101	FV	319,800	0	6,855.	400,400	720,200		Year end
2020	101	FV	319,800	0	6,855.	400,400	720,200		12/23/2021
2019	101	FV	253,900	0	6,855.	375,400	629,300	629,300	Year End Roll
2018	101	FV	253,900	0	6,855.	310,300	564,200	564,200	12/10/2020
2017	101	FV	253,900	0	6,855.	285,300	539,200	539,200	12/18/2019
2016	101	FV	253,900	0	6,855.	260,300	514,200	514,200	1/3/2019
2015	101	FV	247,800	0	6,855.	255,300	503,100	503,100	1/3/2017

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor								Grantor	Legal Ref	Type	Date	Notes	
FUREY MARY R/ E								77558-323	1	4/21/2021	Estate/Div	810,000	No
								13434-645		1/1/1901	Family	No	No
													N

BUILDING PERMITS												ACTIVITY INFORMATION				
												Date	Result	By	Name	
												6/23/2021	SQ Mailed	MM	Mary M	
												4/27/2018	MEAS&NOTICE	CC	Chris C	
												12/11/2008	Meas/Inspect	163	PATRIOT	
												1/11/2000	Inspected	276	PATRIOT	
												11/22/1999	Measured	272	PATRIOT	
												7/22/1993		MF		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6 - Colonial	1	Rating: Good		A Bath: 1	Rating:	WALK UP UAT.															
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath: 1	Rating: Average																
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:																
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:																
Frame: 1 - Wood				A HBth:	Rating:																
Prime Wall: 3 - Aluminum				OthrFix:	Rating:																
Sec Wall:		%																			
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: GRAY																					
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Grade: C+ - Average (+)				Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1															
Year Blt: 1932	Eff Yr Blt:			A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Alt LUC:		Alt %:		Frpl: 1	Rating: Average	Other															
Jurisdct:		Fact: .		WSFlue:	Rating:	Upper															
Const Mod:						Lvl 2															
Lump Sum Adj:						Lvl 1															
						Lower															
						Totals	RMs: 8	BRs: 3	Baths: 1	HB											
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Location:																	
Prim Int Wal 2 - Plaster				Total Units:																	
Sec Int Wall:		%		Floor:																	
Partition: T - Typical				% Own:																	
Prim Floors: 4 - Carpet				Name:																	
Sec Floors:		%																			
Bsmnt Flr: 12 - Concrete																					
Subfloor:																					
Bsmnt Gar: 1																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100		% AC:																			
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 152.0-0009-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				